040.0	0002	0019.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,196,000	/	1,196,000
USE VALUE:	1,196,000	/	1,196,000
ASSESSED:	1,196,000	/	1,196,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUBOULIS SAM & AIDA
Owner 2:	
Owner 3:	
Street 1:	27 PARK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,710 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 4199 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9710.000	623,300	3,700	569,000	1,196,000
Total Card	0.223	623,300	3,700	569,000	1,196,000
Total Parcel	0.223	623,300	3,700	569,000	1,196,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.84 | /Parcel: 284.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	26625
GIS Ref	
GIS Ref	
Insp Date	11/27/18

!3283!

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0002-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	623,300	3700	9,710.	569,000	1,196,000	1,196,000	Year End Roll	12/18/2019
2019	104	FV	465,100	7100	9,710.	604,600	1,076,800	1,076,800	Year End Roll	1/3/2019
2018	104	FV	465,100	7100	9,710.	441,000	913,200	913,200	Year End Roll	12/20/2017
2017	104	FV	436,600	7100	9,710.	384,100	827,800	827,800	Year End Roll	1/3/2017
2016	104	FV	436,600	7100	9,710.	327,200	770,900	770,900	Year End	1/4/2016
2015	104	FV	389,800	7300	9,710.	320,100	717,200	717,200	Year End Roll	12/11/2014
2014	104	FV	389,800	7300	9,710.	263,200	660,300	660,300	Year End Roll	12/16/2013
2013	104	FV	405,300	5100	9,710.	250,400	660,800	660,800		12/13/2012

PRINT

Date	Time
12/10/20	18:34:16

LAST REV

Date	Time
09/09/19	10:31:03
apro	
3283	

USER DEFINED

Prior Id # 1:	26625
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20919-300		12/17/1990		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2012	726	AbvGrd.	2,700					
2/20/2002	131	Addition	27,000	C		G4	GR FY04	2 ST ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	Info At Door	CC	Chris C
4/17/2009	Meas/Inspect	189	PATRIOT
4/15/2000	Inspected	270	PATRIOT
3/2/2000	Measured	263	PATRIOT
3/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9710		Sq. Ft.	Site		0	80.	0.73	1									569,037						569,000	

Total AC/HA:	0.22291	Total SF/SM:	9710	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total: 569,037	Spl Credit	Total: 569,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01307058
Const Adj.:	0.99980003
Adj $ / SQ:	172.188
Other Features:	144000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	765749
Depreciation:	142429
Depreciated Total:	623319

COMMENTS

KIT & 3QBTH IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

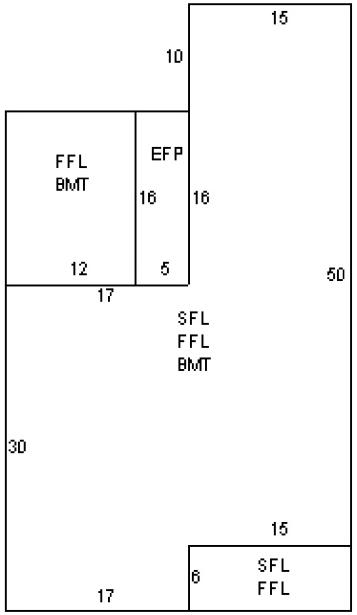
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.19
Special Features:	0	Val/Su Net:	140.89
Final Total:	623300	Val/Su SzAd	215.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,542	172.190	265,513
BMT	Basement	1,452	81.880	118,883
SFL	Second Floor	1,350	172.190	232,453
EFP	Enclos Porch	80	61.240	4,900

Net Sketched Area:	4,424			Total:	621,749
Size Ad	2892	Gross Are	4424	FinArea	4199

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0002-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X18	A	AV	1980	7.11	T	31.2	104			900			900
19	Patio	D	Y	1	14X14	A	AV	1985	4.16	T	27.2	104			600			600
2	Frame Shed	D	Y	1	12X10	A	AV	1999	0.00	T	16	104						
9	Pool A-R	D	Y	1	12X12	G	GD	2012	16.18	T	4.2	104			2,200			2,200

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700